



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

AUGUST 5, 2004

PRESENT: Cain, Kennett, Pyle, Martin

ABSENT: Fruit

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chairman Martin called the meeting to order at 7:05 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner (SP) Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

JULY 15, 2004: **BOARD MEMBERS KENNETT / CAIN MOTIONED TO APPROVE THE JULY 15, 2004 MINUTES. THE MOTION PASSED BY A VOTE OF 4 – 0 - 1 AS FOLLOWS:**

AYES: CAIN, MARTIN, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: FRUIT

SUBCOMMITTEE:

1. Tennant Station-Trash enclosure relocation
2. Jumpin' Juice & Java
3. Trees in front of Blockbuster
4. Additional Parking in front of Las Palmas at Vineyard Town Center
5. Johnson's Lumber
6. Alicante Estates
7. Tuscany Meadows
8. Morgan Hill Times building

NO ACTIONS OR COMMENTS REGARDING SUBCOMMITTEE REPORTS.

NEW BUSINESS

1. **SITE REVIEW, SR-04-10: DIGITAL-VENTURE PROFESSIONAL CENTER** A request for site, architectural and landscape plan approval for the construction of a 39,140-sf medical/dental office building and a 21,878-sf general office building on a 4.8-acre parcel in the Morgan Hill Ranch Business Park. The subject site is located west of Butterfield Blvd, within the Digital Drive loop.

Recommendation: Open Public Hearing/Continued.

BOARD MEMBERS PYLYE/KENNETT MOTIONED TO TABLE THE APPLICATION.

THE MOTION PASSED BY A VOTE OF 4 – 0 - 1 AS FOLLOWS:

AYES: CAIN, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: FRUIT

OTHER BUSINESS

BOARD MEMBER KENNETT EXCUSED HERSELF FROM THIS PORTION OF THE MEETING DUE TO A CONFLICT OF INTEREST.

2. **SITE REVIEW AMENDMENT, SRA 01-30: TENNANT-SAFEWAY:** A request to amend the site review approval granted for the construction of a 54,799 sq. ft. grocery store to be located within the Tennant Station shopping center on the south east corner of the intersection of Tennant Ave. and Monterey Rd.

Recommendation: Approve by minute action.

BOARD MEMBERS MARTIN /CAIN MOTIONED TO APPROVE BY MINUTE ACTION.
THE FOLLOWING MODIFICATIONS TO THE SITE REVIEW APPLICATION SR 01-30:

- Pavers at specific cross over locations (pedestrian crosswalks)
- 24 foot drive aisle (curb to curb) and a 6-inch curb along the drive aisle

ARCHITECTURAL REVIEW BOARD MINUTES

AUGUST 5, 2004

Page 3

- The Carolina Cherry trees shall be changed to the “Bight Tight” variety.
- Three foot by 3 foot ground level shrub planters shall be located between columns.
- Low growing shrubs such as dwarf flax shall be used in 3’ x 3’ planters
- Height of metal buttresses and trellis is fine as shown.
- Directional signs placed for clear location of all businesses within the center.

THE MOTION PASSED BY A VOTE OF 4 – 0 - 1 AS FOLLOWS:

AYES: CAIN, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: FRUIT,

BOARD MEMBER KENNETT REJOINED THE MEETING.

3. **PUD REVIEW, ZA-04-02: COCHRANE ASSISTED LIVING CENTER:** The Board is asked to review and comment on proposed design guidelines for the DePaul Health Center PUD located on the south side of Cochrane Rd., between Mission View Dr. and St. Louise Dr.

Recommendation: Review guidelines/Recommend Council approval

IT WAS A CONSENSUS OF THE BOARD THAT THE GUIDELINES AS PROPOSED WERE TOO GENERIC AND SHOULD CONTAIN MORE SPECIFICS. THE GUIDELINES SHOULD REQUIRE ARCHITECTURAL CONSISTENCY ON ALL SIDES OF THE STRUCTURE AND REQUIRE MORE SPECIFICS ON TYPES OF STYLES WHICH WOULD COMPATIBLE WITH THE EXISTING HOSPITAL SITE.

THE BOARD REQUESTED THAT REVISED PUD GUIDELINES BE RETURNED TO THE BOARD PRIOR TO CONSIDERATION BY THE PLANNING COMMISSION OR COUNCIL

4. **SIRE REVIEW, SR-04-16: COCHRANE-ASSISTED LIVING CENTER:** The Board is asked to review and provide preliminary comments on a 94 unit, 70,629 sq. ft. assisted living facility proposed to be located within the DePaul Health Center PUD located on the south side of Cochrane Rd. Between Mission View Dr. and St. Louise Dr.

Recommendation: Discussion.

THE BOARD OFFERED THE FOLLOWING COMMENTS:

1. **Use concrete tile. Concrete tile would blend better with the adjacent development.**
2. **Change the California Sycamore to the Acerfolia variety.**
3. **Provide building plan details to clarify the architectural details proposed on the building.**
4. **Prefer the green color palette.**

ARCHITECTURAL REVIEW BOARD MINUTES

AUGUST 5, 2004

Page 4

5. **SITE REVIEW, SR-04-15: E. Dunne- KFC PRELIMINARY PLAN REVIEW:** The Board is asked to review and provide preliminary comments for the removal of the existing solarium and proposed enclosure of the area of solarium on the same footprint, as well as façade improvements and landscape improvements for the 2898 sq. ft. KFC restaurant located between Laurel Road and E. Dunne Avenue, near US 101. (APN 726-43-001)

Recommendation: Discussion.

THE BOARD OFFERED THE FOLLOWING COMMENTS:

1. The building elevations look fine as proposed by the applicant.
2. The logo signs could be a little smaller and the proposed external illumination is fine.
3. The other signs on the building should be halo illuminated.

ANNOUNCEMENTS:

- Proposed date for Council workshop on Arch. Review handbook, Wednesday, September 8, 2004.

ADJOURNMENT: Chairman Martin adjourned the meeting at 8:35 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator